

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐
no ☐

Property Name: Edmondson Heights-West Edmondale District-Survey District Inventory Number: BA-3193
Address: Large neighborhood between Ingleside Ave. and Baltimore National Pike Historic district: ☒ yes ☐ no
City: Catonsville Zip Code: 21207 County: Baltimore County
USGS Quadrangle(s): Baltimore West
Property Owner: various Tax Account ID Number: n/a
Tax Map Parcel Number(s): _____ Tax Map Number: 95
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 7/29/2005
Documentation is presented in: Enoch Pratt Free Library Maryland Room vertical files; Barbara Tidey, Edmondson Heights paper (U. of Baltimore Archives, ca. 1990)
Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Edmondson Heights-West Edmondale is a large neighborhood of brick rowhouses, located near the Baltimore City Line and built as two separate but similar developments. The district is roughly bounded by Ingleside Ave., Sanbourne Rd., Coleridge Rd., Baltimore National Pike (MD 40), and Newfield Rd. The southern portion near Baltimore National Pike is Edmondson Heights and the northern portion near Ingleside is West Edmondale, though no obvious boundary between the two subdivisions is noticeable on maps or in a field view. Edmondson Heights occupies roads that include Granville, Forest Park, Kirkwood, Langford, Clairidge, Barrett, Harwall, Newfield, and the portion of St. Agnes backing up the Granville Rd. The remainder of the district is West Edmondale. The neighborhood is fully residential except for Edmondson Heights Elementary School, which is excluded from the proposed district.

The houses are all two-story, two-bay, late daylighter-type red brick houses with a variety of roof profiles and decorative treatments, and are clustered in groups of two to nine attached dwellings and have consistent setbacks. Roof profiles include mansard front, side-gabled, front-gabled, and hipped. Typically, most of the rooflines in a row are side-gabled, with gable-front or hipped roofs on the end units only. Some rows have only one roof type, usually mansard-front or side-gabled. The prevailing

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Eligibility recommended _____ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

Context lacking
[Signature]
Reviewer, Office of Preservation Services
[Signature]
Reviewer, National Register Program

7/27/06
Date
8/7/06
Date

2006 01733

BA-3193

Edmondson Heights-West Edmondale District

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Architectural style is a minimalist Colonial Revival. Earlier blocks of houses have more pronounced Colonial Revival details, such as pedimented wooden door surrounds, bay windows, and clapboard front gables. Later blocks have simple door surrounds and large nine-pane picture windows on the first floor next to the front door. Many houses in the neighborhood, particularly in the West Edmondale section, have replaced their original door surrounds with a flat, arched, or gable profile formstone surround. Community association covenants forbade this in Edmondson Heights, but were ignored by some owners. Some houses were originally built with multipaned steel casement windows, while others were built with six-over-six or two-over-two wooden sash windows. Facades usually include the front door and a paired, bay, or picture window on the first floor, and two window bays on the second floor, one of which usually contains paired windows. End units are three bays deep, including a second-floor bathroom window near the center of the house. Relatively few houses retain their original windows and front doors. A handful of houses have shed-roofed front porches, which are either permanent with wood roofs and columns, or are formed by awnings with wrought iron supports. Most houses have a simple concrete front stoop with wrought iron balustrades.

The neighborhood has gentle hills, mostly man-made, and several curved streets in its Edmondson Heights southern portion, but is primarily arranged in a grid pattern with oblong blocks in West Edmondale. A greenway park is located in Edmondson Heights along Forest Park Avenue, and a large planted triangle is located at the intersection of Forest Park Avenue with Newfield Rd. Paved sidewalks line the streets, which are generally wide, two-lane streets. Front yards vary in depth but are typically unfenced lawns with walkways and ornamental shrubs and plantings. Some trees are present in yards.

The land now comprising Edmondson Heights-West Edmondale was flat land occupied by dairy farms until the 1950s. Edmondson Heights, consisting of 1,024 homes, was built ca. 1951-1958 by the Welsh Construction Co. Quality construction details, including slate roofs and hardwood floors, were incorporated, and houses were grouped in sets of 5-7 units. Community covenants were established to maintain the consistent appearance of the neighborhood. West Edmondale was built by a different developer around the same time, and is of slightly lesser quality, and its lack of covenants has resulted in more obvious alterations to the houses.

Both neighborhoods were created in response to the massive influx of population to Baltimore in the years following World War II. Availability of the automobile, expanded roads, and rapid changes in Baltimore's city neighborhoods sent waves of people, mostly white, out to developing suburbs in Baltimore County. Both neighborhoods have since become predominantly black as whites moved further outward. The use of an urban row house form in a suburban setting suggests a need to provide higher-density housing for working-class owners, although the neighborhood was planned to include much open green space. Adjacent neighborhoods to the east contain a mixture of attached and detached housing, while neighborhoods to the west have detached homes only. In plan, these houses are the final incarnation of the popular three-bedroom "daylighter" style that first appeared in the 1910s and was also common in Philadelphia and Washington, DC. This neighborhood is a final vestige of the massive rowhouse developments that first appeared in the streetcar era.

In terms of historic significance, Edmondson Heights-West Edmondale is one of numerous 1950s rowhouse developments built around the perimeter of the city and in Baltimore County. It illustrates a trend of intensive postwar development in the face of an unprecedented demand for housing. While its siting and planning are lovely, its mass-produced buildings are generic and not distinctive in any way. In addition, the majority of homes have been altered with modern new windows and doors. Relatively few homes retain their original appearance in full. Due to lack of distinction, the Edmondson Heights-West Edmondale District is recommended not eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date





BA-3193

901-903 Coleridge Rd. Edmonston Hts - West Edmonston District
Baltimore County, MD

Kate Farnham

6/8/2005

MD SHPO

View to NE

#1 of 6

016

1192



BA-3193

700 blk. Glendye Rd., Edmonson Hts - West Edmonson District
Baltimore County, MD

Kate Farnham

6/8/2005

MD SHPO

view to N

#2 of 6 009

1185



BA-3193

5400 GLE. Addington Rd., Edmonston Hts - West Edmonston District

Baltimore County, MD

Kate Farnham

BA JANXQD NNN 0 8813

6/8/2005

MD SHPO

View to NE

#3 of 6 010

1186



BA-3193

Newfield Rd N. of Forest Park, Edmonston Hts - W. Edmonston Distri
Baltimore County, MD

Kate Farnham BA 3193000 2005 6 3013

6/8/2005

MD SHPD

View looking N
#4 of 6 0011

1187



BA-3193

1200 blk. Stella Dr., Edmontson Hts - W. Edmontale District
Baltimore County, MD

Kate Farnham

6/8/2005

MD SHPO

View to NE of newer examples

#5 of 6

812

1188



BA-3193

1500 blk. Langford Rd., Edmonston Hts - W. Edmonstone District
Baltimore County, MD

Kate Farnham

6/8/2005

MD SHPO

View to W

#6 of 6

006

1182